

Good evening and welcome. I feel that I know many of you personally from the many letters I've received over the past few months. I thank you for being active and concerned citizens.

The PA recognizes that there are diverse views about the future of this park and particularly about the access. It is a challenging site. However, I believe that there are something on which we concur. The property is a wonderful gift to the citizens of Fairfax County and especially to its neighbors and we have the opportunity to shape the many possibilities for a lovely garden park for the enjoyment of its neighbors and users.

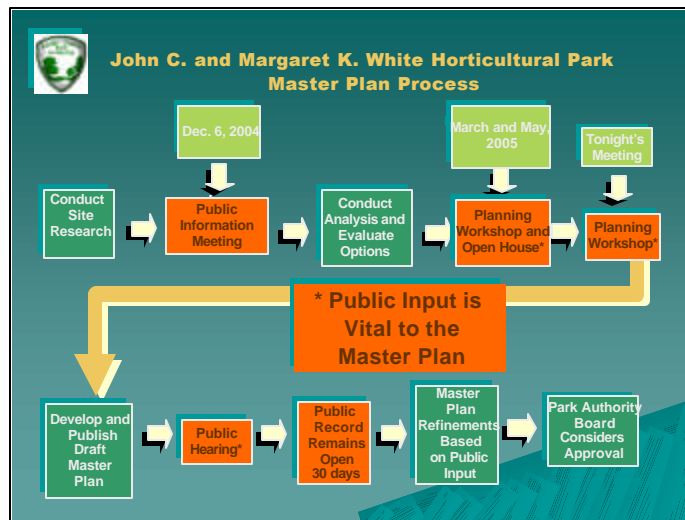
Having said that, I will also say that the devil is in the details and the details are still sketchy. The Planning process is very conceptual in nature and many of the design details are unknown at this point and that can be frustrating. However, the conceptual planning stage is where we try to address public concern so that it paves the way for future detailed design and development.

Workshop Desired Outcomes

- ◆ Gain community input on preferred uses and access
- ◆ Clarify process
- ◆ Park purpose
- ◆ Provide examples

John C. and Margaret K. White Horticultural Park

Tonight we'd like to gain focused community input that will help us complete the draft Master Plan. In order to help focus and inform the group discussions, we will provide some information to clarify the planning and decision making process, describe the proposed park purpose and provide a couple of horticultural park examples.



The Master Plan is where the park concept, uses and general functional areas are determined. This is the step where public input is most important. In this process we have had a great deal of community input beginning with the public information meeting in December where the project was introduced and issues were identified. A planning workshop was held in March and it was determined at that meeting that another workshop was needed and that it would be useful for the public to see the property. So a public open house was held in May allowing people access to the property while it was in full bloom. And tonight we are having our second workshop. We will use the input we receive tonight on uses and access in preparing the draft master plan. This draft will be available 30 days prior to the Public Hearing date. At the public hearing, the master plan will be presented and anyone who wants to can speak. The public record will remain open for public comment 30 days after the public hearing. Refinements to the Master Plan using the public comments will be made and then the Park Authority Board will consider approval of the Master Plan.

Proposed Park Purpose

- ◆ **Preserve, maintain and enjoy resources**
- ◆ **Provide education and inspiration**
- ◆ **Provide passive recreation**
- ◆ **Provide program opportunities**
- ◆ **Provide unique experiences for users of all ages and abilities**
- ◆ **Provide linkage to horticultural and nature programs**

John C. and Margaret K. White Horticultural Park

Preserve, protect, maintain and enjoy the horticultural, natural and cultural resources

Provide educational and inspirational use of the resources.

Provide passive recreation opportunities.

Provide horticultural program opportunities

Provide unique outdoor and garden experiences for users of all ages and abilities

Provide linkage to Park Authority horticultural and nature programs

Site Overview

- ◆ Current Zoning – R-2 or 30 homes
- ◆ Restricted Deed to FCPA 1999
 - Horticultural Park Use
 - Life Estate for Mrs. White
 - Revenue generated used on site

John C. and Margaret K. White Horticultural Park

Current Zoning – R-2– yield nearly 30 homes under private ownership

Public ownership as of 1999 by a Restricted Deed to FCPA

Horticultural Park Use

Life Estate for Mrs. White

Revenue generated used on site

Existing Site Conditions



The site is 13.6 acres and has a mostly wooded perimeter that buffers the property from surrounding neighbors. The site topography is mostly gently sloping with two areas of steep slope areas as indicated. A large grassy field dominates the center of the property and a small hand dug, spring fed pond is located in the SE corner of the property. Pathways are located in the gardens and woodland areas. Existing structures include the residence, a barn with a stone foundation that dates to the 1870's and a couple of small sheds.

Residence Area



Conditions and Issues

- Centrally located on high point
- Views of upper garden and field
- Existing loop driveway is unpaved
- Open area with shade trees, potential for gathering areas
- Emergency Access



An all brick traditional home with four bedrooms and 2 baths was built by the White's in 1939. A heated and air conditioned glass porch was added in the 1950's that wraps around the house and provides magnificent views of the gardens and landscape.

A functioning greenhouse is located on the west end of the home.

The existing loop driveway provides access to the front of the house. Landscaped beds surround the house.

Upper Garden



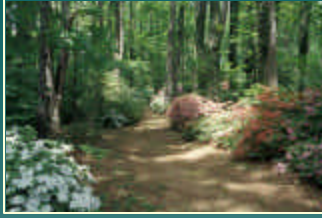
Conditions and Issues

- Largest collection of horticultural resources, very well maintained
- Most contained garden area, well screened from surrounding area
- Flat topography
- Highest sensitivity to change



The upper garden beds contain the highest quality horticultural resources that are most sensitive to change.

Lower Garden



Conditions and Issues

- Large collection of horticultural resources
- Maintenance required to improve condition of garden area
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Lower garden also has a large collection of horticulture resources but may be less sensitive to change and could be improved.

Utilitarian Area

Conditions and Issues

- Historic barn
- Utilitarian character
- Large shade trees/
horticultural resource
value not as high
- Sheds
- Small Parking area
- Septic Field



Most of the utilitarian functions are in the area around the barn and include the barn, a small gravel parking area and sheds. A cleared area where a small house was recently removed from the property is also located in this area. This area is accessible from a gravel driveway. The existing septic field is in this area and will be eventually replaced by public sewer.

White Property Entrance

Conditions and Issues

- Current entrance at end of Princess Anne Road
- Narrow, wooded and unpaved lane
- Establishes character of park
- Steep topography



Current entrance at the end of Princess Anne Road and consists of a narrow wooded pea gravel lane with some steep areas.

Access



There are 5 potential entrances to this site. All of them have challenges. In determining access points for vehicles and pedestrians we have to balance how the entrance serves the site and planned uses, public facility requirements and safety issues as well as impacts to the road network and adjacent properties.

I will present some basic information associated with each potential entrance. No entrance has been selected and entrance consideration will include the input you provide tonight. In the small groups, you will be provided with a matrix with the information about each site. While we know that off-site impacts are key issues for the neighbor to this site, off-site impacts information is not included in the information provided. Those impacts can be identified by you in the small group discussions.

The first possible entrance is at Princess Anne Road. This is classified as a local road which means that it serves the uses located along the road. The width of the road varies from about 11 to 18 feet with grass shoulders. If this location is used for the entrance, improvements required would include widening of the road to 18-20' plus grass shoulders and a 60' cul de sac would need to be added. The need for a possible turn lane at Annandale and Holloman would also be evaluated. No off-site ROW would need to be acquired. Site impacts will include tree removal, changes to entrance character, impacts to horticultural resources and grading of steep topography.

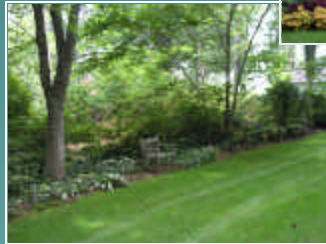
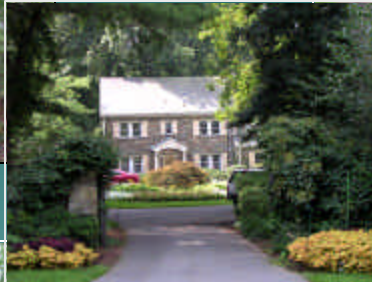
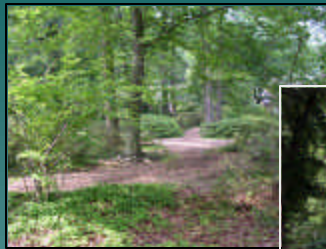
The second possible entrance is Rolfs Road. This too is classified as a local road and varies in width from 14'-19' with grass shoulders. If this location is used, it would require widening to 18-20' with grass shoulders, a 60' diameter cul de sac and access ROW would need to be acquired across the neighboring property owners driveway. The need for a possible turn lane at Annandale and Holloman would also be evaluated. Site impacts would include tree removal and horticultural resource impacts, either moving or removing.

The third option is from Kerns Road which is classified as a collector road. This means that it functions as a connection for the local roads that are located along it. Kerns Road has traffic lights at both ends, speed humps to slow traffic and a 4' trail on the north side. Current average daily traffic counts are 3,500. An entrance at this location would require possible turn lanes, and line of sight improvements. Depending on the entrance design, Right of Way acquisition may be required. Site impacts at this location include tree removal and impacts to the horticultural resources depending on the entrance design.

The fourth option is Goldsboro Road, another local road which is approximately 30' wide with a sidewalk along one side. If this road were used as an entrance, no widening would be necessary, but a cul de sac would be. The connection of this road was abandoned by the Board of Supervisors in 1988 and would require a reversal of that abandonment. Site impacts would include some tree removal and may require screening to adjacent properties. An entrance here could impact the view from the residence.

The fifth option is on Horseman Road, another local road that is approximately 18-20 feet, grassy shoulders with a cul de sac. Possible sight improvements at connecting roads would be needed if this is used as the entrance. Site impacts at this location include a significant impact to the pond that is located adjacent to the end of the road, some tree removal and crossing of a drainage ditch.

McCrillis Gardens



Before we talk about the concepts, I'd like to show a few models of small horticultural parks that are located in residential areas.

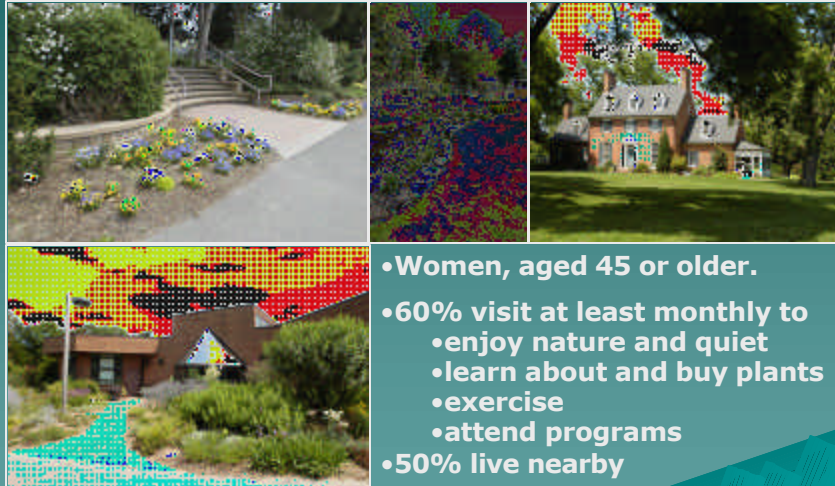
The first one is McCrillis Gardens, a 5-acre woodland park located in a well established Bethesda neighborhood. The property was donated to Montgomery County in 1978 and the gardens have been publicly cultivated for 25 years. Staff site include a site manager and a part time helper with support from several volunteers. The operating budget is about \$200,000 per year. Uses that support the park and augment public funding include a Botanical Art School for a maximum of 12 students. Outdoor wedding ceremonies only (no receptions) for up to 100 are held about 10 times a year. They have about 4-5,000 visitors per year. After 4 pm and on weekends, parking is provided across the street at a private school.

Marie Butler Leven Preserve



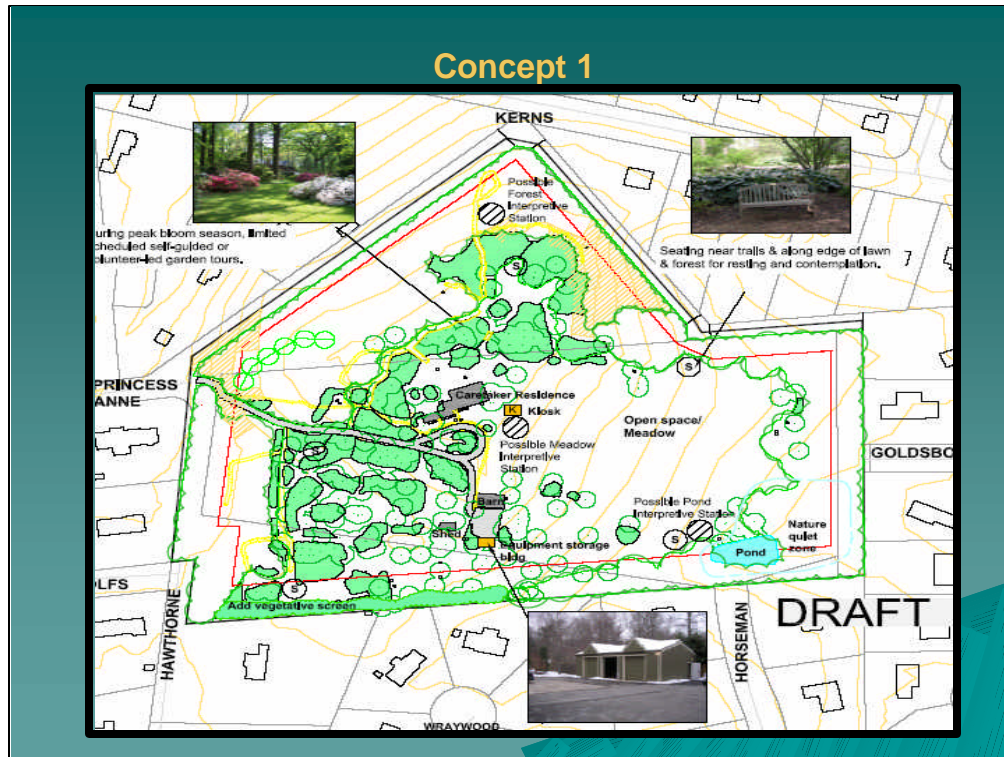
Marie Butler Leven Preserve is a Park Authority property in a residential area of McLean that features specimen trees and plants. The site includes resource interpretation and protection and provides passive recreation opportunities with open grassed areas and trails. There is a 30-space parking lot and residence that is rented. A partnership with Earth Sangha, an environmental group that promotes the use of native plants supports the park.

Green Spring Gardens



- Women, aged 45 or older.
- 60% visit at least monthly to
 - enjoy nature and quiet
 - learn about and buy plants
 - exercise
 - attend programs
- 50% live nearby

Many of you are familiar with Green Spring, the Park Authority's prime horticulture park. We do not envision the White Park to be a Green Spring Gardens, but I wanted to share with you the results of a recent survey conducted there about their use patterns. Over half of the users are women aged 45 or older. 60% visit at least monthly to enjoy nature and quiet, learn about and buy plants, exercise and attend programs. Half of those who visit live in the same or an adjacent zip code.



So on to the 3 proposed use concepts. The purpose of showing alternative concepts is to show a range of uses and no decisions have been made yet about these uses. These concepts only show some existing conditions and proposed uses. They do not reflect access or parking. In the small group workshops, you will be asked to evaluate each concept and tell us what you like and dislike.

The first one proposes minimal **physical change to property and minimal site management** House as a **caretaker's residence** only.

Existing **gardens** maintained, but not expanded.

Barn stabilized, visual element but no public use.

Equipment storage building added.

Existing **pathways/trails** maintained.

Benches placed near trails

An **interpretive kiosk** located at the edge of the field becomes a point of orientation for visitors

Lawn area is preserved as **open space or meadow**.

A quiet zone would be established around the pond area to support wildlife habitat and water ecology.

Vegetative screening is added along the southern border

Small interpretive signs placed along pathways.

User experience would be short-term, self-directed and casual.

No visitor support amenities (i.e. water fountain, restrooms)

Proposed parking spaces: 25

Projected Average Daily Users: up to 30/day

Concept 2



Concept Two: Uses and limited programs that complement or expand on those offered at Green Spring Gardens and Hidden Oaks Nature Center. **Concept Two** incorporates and builds upon all of the Concept One features with the following additions or changes:

Residence would have a **dual use** as a **caretaker's residence** with part of the first floor (living room, restrooms, sunroom and greenhouse) used to support **garden/horticultural and nature programs**.

Added gardens that complement and expand on the existing woodland gardens and lawn areas.

Single picnic tables, seating areas and other visual/functional amenities, like pergolas, gazebos, etc. are added to enhance the visitor experience.

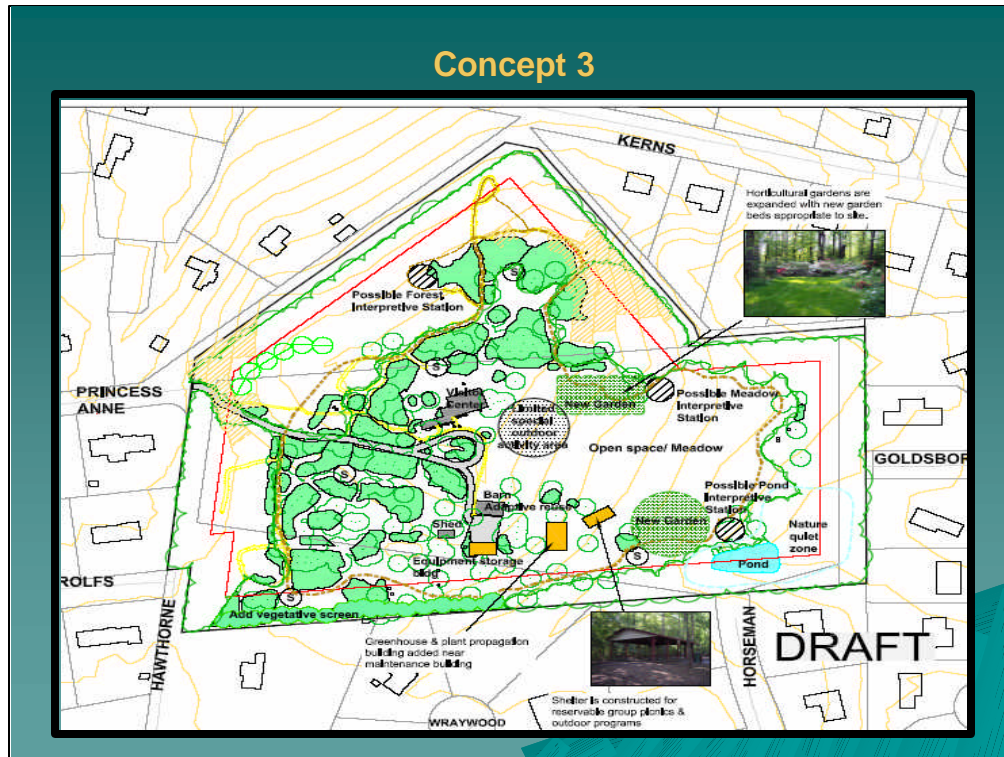
Perimeter trails added with Nature interpretation/activity stations

Replace kiosk with a **small orientation building** with unstaffed information area, restrooms and water fountains.

User experience would be enhanced with more features and program space with linkages to two nearby popular parks.

Proposed parking spaces: 25-40 spaces

Average daily visitors: Up to 50/day



Concept Three: Stand alone horticulture park with own identity and mission.

Concept Three incorporates and builds upon all of the Concept Two features with the following additions/changes:

Active site management/ on-site staff.

House is converted to a **visitors' center** with space for staff support (i.e. office and kitchen), visitor restrooms, staffed visitors' welcome desk, small horticultural/nature library and research area, visitor information and orientation area, meeting spaces, program/classroom spaces, water fountains and possibly vending machines and plant and gift sales. No separate orientation building.

If feasible, **barn** is restored and improved/**adapted** for program and/or exhibit space or other functions

New facilities are added

Greenhouse/plant propagation building is added

Outdoor reservable shelter is constructed for reservable casual group picnics, outdoor classroom and other casual outdoor group activities.

Special outdoor group activity area would be a garden area setting for special group activities for up to 75.

Proposed parking spaces: 50-75

Average daily visitors: Up to 75/day



Small Group Workshop 1 hour

Part 1 -

- Use Concepts Plusses and Minuses
- Other Suggested facilities/uses

Part 2 –

- Discuss Pros and Cons for each Access Point
- Show Preferred Vehicle and Pedestrian Access and Parking Locations

John C. and Margaret K. White Horticultural Park

You will have an hour for the Small Group Workshop. The first half will be to discuss the concepts. Tell us what you like and dislike about each one and what other suggested facilities and uses you might add.

The second half of the workshop will be to discuss the pros and cons of the access options and provide the two top preferences for vehicle access, all preferences for pedestrian access and the on-site parking location. We hope that each group can reach a consensus, however, if not, an opportunity will be provided for you to provide individual preferences. Following the workshop, we will reconvene in this room and a volunteer reporter will have three minutes to report the group's conclusions. The reporters should sit in the front row when you return.

Ground Rules

- ◆ Equal voice and status.
- ◆ Be concise and considerate.
- ◆ Practice active listening.
- ◆ Speak one at a time.
- ◆ Respect each others views (it is ok to disagree, nicely).
- ◆ Stay on topic.
- ◆ Please turn off cell phones/blackberries.
- ◆ Have fun!

John C. and Margaret K. White Horticultural Park

Just want to remind you of the ground rules. We need everyone's help to make this a successful public meeting. This responsibility rests with all of us and these few simple rules will help.

Next Steps

- Complete Landscape Management Plan
- Draft and Publish Park Master Plan
- Hold Public Hearing (late Fall 2005)
- FCPA Board Considers Approval (Winter 2005)

John C. and Margaret K. White Horticultural Park



John H. and Margaret K. White Horticultural Park Master Plan

Written Comments

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Park Authority Website

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We welcome any comments you may have and feel free to mail or email them to us at these addresses.

I would also encourage you to visit our website, which contains information on what is going on in all of our parks throughout the County.